

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 FEB -6 PH 2:43

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB-94  
DEPT OF 1274.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
FEB-94  
STANDARD

(The above space for recorders use only)

THIS INDENTURE, made this 15th day of January, 1987, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 4th day of September, 1984, and known as Trust Number 25-6499, party of the first part and Thomas Staudt, a married person

Address of Grantee(s): 656 Dundee Rd. Suite 707 Northbrook, Illinois

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Legal Description Rider Attached Hereto And Made A Part Hereof

See 2 page "Subject to" Rider Attached Hereto And Made A Part Hereof

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

F.I.N. 04-02-400-002-0000  
04-02-400-003-0000

CHAIN ADDRESS 450 Skokie Blvd, Northbrook, Ill  
unit 1200

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Trust Officer, the day and year first above written.



BANK OF RAVENSWOOD  
As Trustee as Aforesaid

By Martin S. Edwards VICE-PRESIDENT

Attest Walter C. Kelly TRUST OFFICER

MAIL TO:

NAME ROBERT KRUG

ADDRESS Suite 2350

CITY AND STATE 55 W. MONROE

OR CHICAGO, ILL 60603

RECORDER'S OFFICE BOX 100  
131 W. Wacker Drive

ADDRESS OF PROPERTY:

450 Skokie Blvd. Unit #12

Northbrook, Illinois

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

Martin S. Edwards

BANK OF RAVENSWOOD  
1825 WEST LAWRENCE AVENUE  
CHICAGO, ILLINOIS 60640

70-96-681  
Q3

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Document Number

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01/10/2010

PROPERTY

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MY COMMISSION EXPIRES MAY 7, 1999

STATE OF ILLINOIS }  
COUNTY OF COOK }  
SS. }  
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT  
**MARTIN S. EDWARDS**  
Vice-President of the BANK OF HAVENSWOOD, and  
**Loretta A. Ellis**  
Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such ~~Beneficiaries~~ Vice-President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank, for the uses and purposes therein set forth; and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of January 19 87  
*Loretta A. Ellis*  
Notary Public



STATE OF ILLINOIS }  
COUNTY OF COOK }  
SS. }  
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT  
MARTIN S. EDWARDS  
Vice-President of the BANK OF HAVENSWOOD, and  
Loretta A. Ellis  
Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Beneficiaries Vice-President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank, for the uses and purposes therein set forth; and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

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*Exhibit A*

## Legal Description Rider

UNIT NO. 12 IN #50 OFFICE COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN #50 OFFICE COURT, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 AND A PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 2, 1986 AS DOCUMENT NUMBER 86387088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY PRIVATE ROADWAY CROSSING AGMT-NO 84493, MADE BY THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, TO BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 4, 1984 AND KNOWN AS TRUST NUMBER 25-6499 DATED MAY 1, 1985 AND RECORDED IN THE OFFICE OF THE RECORDER ON JULY 29, 1985 AS DOCUMENT NUMBER 85122703 FOR INGRESS AND EGRESS TO AND FROM SKOKIE BOULEVARD.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY PRIVATE ROADWAY EASEMENT MADE BY THE COMMONWEALTH EDISON COMPANY TO BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 4, 1984 AND KNOWN AS TRUST NUMBER 25-6499 DATED OCTOBER 1, 1985 AND RECORDED DECEMBER 2, 1985 AS DOCUMENT 85304545 FOR INGRESS AND EGRESS AND TO INSTALL, USE, OPERATE, MAINTAIN, REPLACE AND REMOVE ONE PRIVATE ROADWAY 39 FEET WIDE;

### PARCEL 4:

EASEMENT CREATED BY DECLARATION AND GRANT OF EASEMENT, FOR ROADWAY PURPOSES, MADE BY IMOCO-GATEWAY CORPORATION, A DELAWARE CORPORATION, AND OTHERS DATED MAY 13, 1974 AND RECORDED JANUARY 16, 1975 AS DOCUMENT 22963582, AND WHICH HAS BEEN AMENDED AND MODIFIED BY DECLARATION MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1977 AND KNOWN AS TRUST NUMBER 53414 DATED NOVEMBER 1, 1983 AND RECORDED NOVEMBER 28, 1983 AS DOCUMENT 26876732 AND BY AMENDMENT AND MODIFICATION TO DECLARATION AND GRANT OF EASEMENT MADE BY AETNA LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, AND OTHERS DATED AUGUST 30, 1985 AND RECORDED DECEMBER 2, 1985 AS DOCUMENT 85304544 FOR INGRESS AND EGRESS TO AND FROM SKOKIE BOULEVARD, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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SUBJECT TO

1. Real estate taxes not yet due or payable.
2. Rights of the Public, State of Illinois and the Municipality in and to that part of the Real Property, if any, taken for the Illinois Toll Road.
3. Rights of the Public, State of Illinois and Municipality in and to that part of the Real Property, if any, taken or used for Dundee Road.
4. Easement to Cook County and License in favor of Commonwealth Edison Company as disclosed by instrument recorded with the Recorder of Deeds of Cook County, Illinois April 25, 1963 as Document No. 18779318.
5. Right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, watermains, gas lines, electric power lines, communication lines, wires and other utilities as reserved by Deed from Chicago and Northwestern Railroad Company to Northbrook Supply Company dated August 3, 1966, and recorded with the Recorder of Deeds of Cook County, Illinois on November 14, 1966, as Document No. 19991236.
6. Covenants and drainage ditch as disclosed by Deed from Chicago and Northwestern Railroad Company to Charles J. Cunningham and Don D. Cunningham, a partnership, recorded with the Recorder of Deeds of Cook County, Illinois on February 3, 1960 as Document No. 17774342 and re-recorded on February 15, 1961 as Document No. 18086568.
7. Covenant contained in Deed from Chicago and Northwestern Railroad Company to Northbrook Supply Company recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 21016397.
8. Declaration and Grant of Easement dated May 15, 1974, and recorded with the Recorder of Deeds of Cook County, Illinois on January 16, 1975 as Document No. 22263582, as modified by that certain Declaration to Correct a Misdescription of Easement area dated November 9, 1983, and recorded with the Recorder of Deeds of Cook County, Illinois on November 28, 1983 as Document Nos. 2437632 and 2530
9. Grant dated December 19, 1957 made by Chicago and Northwestern Railroad Company to the Illinois State Toll Highway Commission of a perpetual and permanent easement for the construction, maintenance, repair, renewal, reconstruction, use and operation of that certain grade separation structure for all toll highway and highway purposes, recorded with the Recorder of Deeds of Cook County, Illinois on February 3, 1958 as Document No. 17125200.

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SUBJECT TO: 7 5 2 3 0

10. Easement created by Easement-Private Roadway Crossing Agreement-No. 84493, with the Chicago and North Western Transportation Company, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document no. 85122703.
11. Private Roadway Easement with Commonwealth Edison Company, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document no. 85304545.
12. Declaration of Protective Covenants of Easements which has been recorded with the Recorder of Deeds of Cook County, Illinois, as document no. 85338770.
13. Waiver Agreement which has been recorded with the Recorder of Deeds of Cook County, Illinois, as document no. 85070305.
14. Easements created by the Plat of Subdivision for 450 Office Court, recorded with the Recorder of Deeds of Cook County, Illinois, as document no. 85320710.
15. A 150 feet building line along the easterly line of the land, as disclosed by plat, recorded December 12, 1985 as Document No. 85320710
16. Easement in, upon, under, over and along the areas as designated of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded February 21, 1986 as Document 86072558.
17. Easement in, upon, under, over and along the areas as designated of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded February 21, 1986 as Document 86072558.

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